

SITE ANALYSIS TABLE TOTAL SITE AREA 1.22 ACRES 8,000 S.F. BUILDING SIZE PARKING REQUIRED BY CITY (5.0/1000 S.F.) PARKING PROVIDED (8.4/1000 S.F.) ACCESSIBLE PARKING 2 / 4 (REQUIRED / PROVIDED) COMMERCIAL PROPOSED USE (PLANNED DEVELOPMENT ZONING -COMMERCIAL)

## **LEGEND**

STANDARD DUTY CONCRETE CONCRETE (REF.: ARCH PLANS) FIRELANE (RED STRIPING)

CURBED PAVING EDGE

NO CURB PAVING EDGE

PROPOSED PARKING SPACES

TO PRESERVE THE PAINTING/STRIPING WITHIN PARKING AREAS, DO NOT APPLY UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

GRAPHIC SCALE

( IN FEET ) 1 inch = 30 ft.

THE SITEWORK FOR LOT NO. 3 SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON

WARNING TO CONTRACTOR: CALL 1-800-344-8377 (DIG-TESS), 1-800-245-4545 (Texas One), 1-800-669-8344 (Lonestar Notification) or other Utility Locating Services 72 hours prior to construction activity. DUNAWAY ASSOC. L.P. is not responsible for knowing locations of all existing utilities or depicting exact locations of those utilities shown on any drawing.

BENCHMARKS: City of Bryan GPS Control Network Brass or aluminum disk set in concrete

Monument Number GPS-70 Approximately 300 feet east of Manorwood and 9 feet north of Villa Maria Elevation SECONDARY #1
Monument Number GPS-72 Approximately 0.15 miles west of Mary Branch School sign on the north side of Villa Maria Road Elevation .....

SECONDARY #2
Monument Number GPS-71

Approximately 0.25 miles west of F.M. 2818 and 22 feet north of Villa Maria

## SITE PLAN NOTES:

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- 3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN. 18" WIDE SOD STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITEWORK SPECIFICATIONS.
- 5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE
- 9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- 10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "SITE SPECIFIC SPECIFICATIONS".
- 11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.

PEDESTRIAN TRAFFIC.

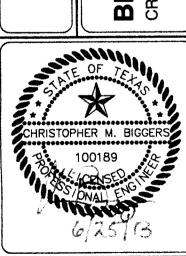
- 12. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
- 13. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
- 14. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN. 15. CONTRACTOR TO USE TYPE "B" CURB FOR CONCRETE PAVEMENT AND
- TYPE "D" CURB FOR LANDSCAPE ISLANDS. USE TYPE "G" MOUNTABLE CURB WHERE NOTED. SEE CURB DETAILS ON SITE DETAIL SHEET.
- 16. SEE SITE DETAILS FOR CONCRETE PAVEMENT JOINTING DETAILS.
- 17. ALL LIGHT STANDARDS TO BE 42' IN HEIGHT, UNLESS NOTED ON PLAN. 18. ALL SIGNAGE SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM BACK OF CURB OR EDGE OF STRIPING, AND OUTSIDE OF ANY PROPOSED SIDEWALKS DRAWN BY: OR 3 FOOT CONCRETE BUFFERS. HEIGHT OF SIGNS SHALL BE INSTALLED PER DETAIL LOCATED IN THIS SET OF DOCUMENTS. ALL SIGNS SHALL FACE THE DIRECTION OF THE TRAFFIC IT IS INTENDED TO CONTROL AND SHALL BE PLACED AS NOT TO CREATE A VISUAL HAZARD FOR VEHICLE OR

NOTE: WORK WITHIN EXISTING CITY OF COLLEGE STATION

EASEMENT REQUIRES THEIR APPROVAL.

NOTE: CONSTRUCTION ACTIVITY FOR THIS SITE WILL BE CONDUCTED UNDER THE EXISTING SWPPP IN PLACE FOR THE OVERALL DEVELOPMENT ACTIVITIES.

MARKET ON INVESTMENT **BRYAN** CROSSFULTO



B000839.001 MLM/JBB DESIGNED BY: CHECKED BY: QUALITY CONTROL: June 25, 2013 1" = 30'SHEET: **C** OF **9**